

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



INDUSTRIAL PROPERTY FOR SALE

1328 S 20TH ST

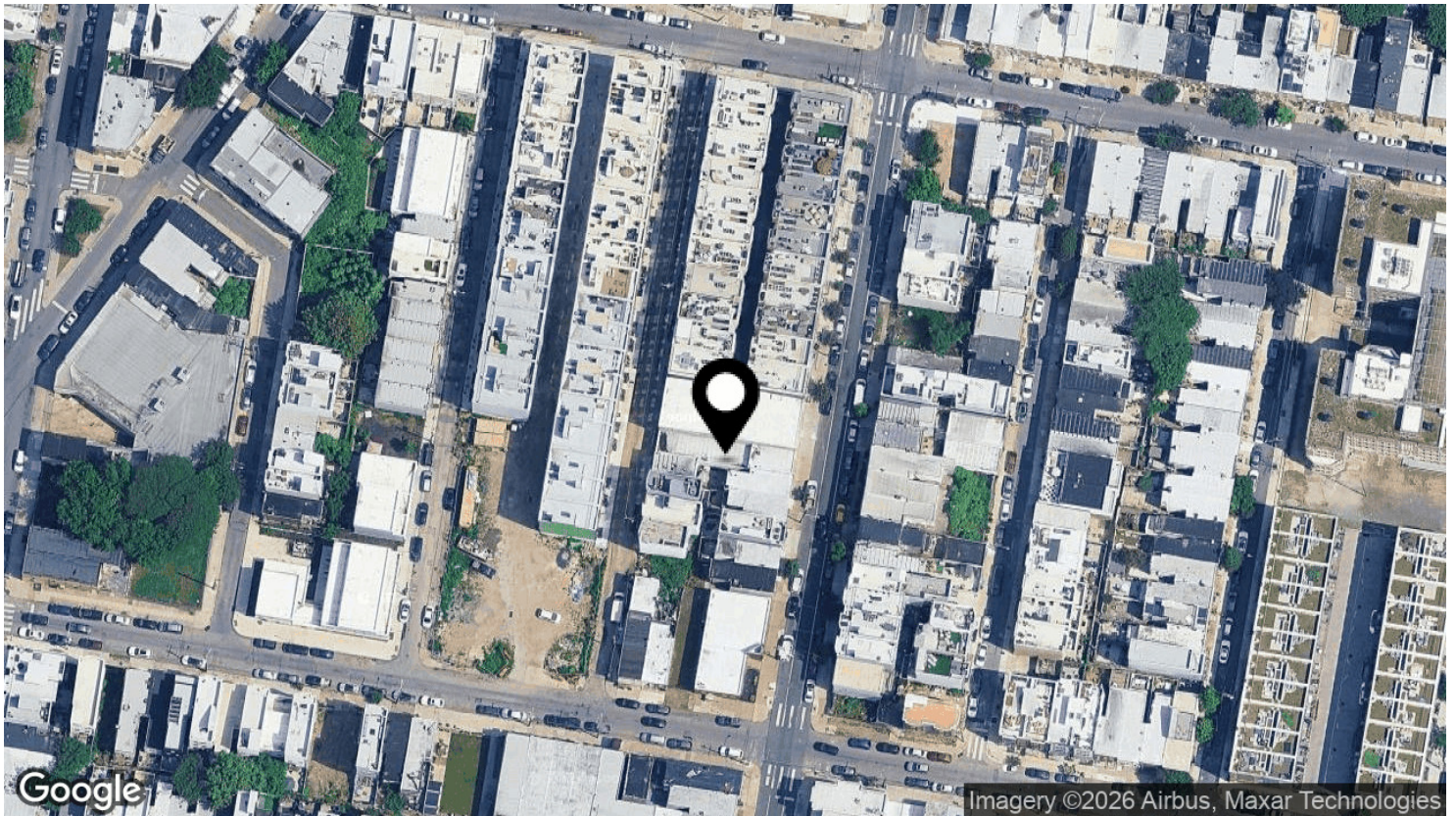
Philadelphia, PA 19146

Care Parked Illegally
Will Be Towed By
George Smith
Inc.
215-729-9100
Charge: \$175.00 Towing Fee
\$25.00 Per Day Storage

PROPERTY SUMMARY

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Rare dual-frontage flex building in Point Breeze with drive-in access on two streets — S. 20th and S. Woodstock. This 1,426± SF two-level masonry structure (built 1923) offers two drive-in doors and ground-level garage, storage, or light-industrial space, plus a usable upper level ideal for office or studio. Zoned ICMX with RSA-5 residential underlying the block, giving owner-users and contractors secure street-accessible storage today, and investors or developers genuine conversion optionality down the road. Masonry construction, public water and sewer, gas heat. Walkable South Philadelphia location near the Washington Avenue corridor and convenient to I-76 and Center City. A versatile small-bay asset in a dense, appreciating neighborhood. No on-site parking (on-street available). Buyer to independently verify building area, zoning, and permitted uses. Bring your vision — flex, storage, studio, or conversion play.

LOCATION DESCRIPTION

The property is conveniently located just a short distance from Broad St. Heading west on Reed St and then north on S 20th St will lead you directly to the property at 1328. This strategic position offers easy access to major transportation routes and positions the property within an industrial and manufacturing-friendly area of Philadelphia. With its prime location and proximity to key transportation arteries, the property presents an ideal opportunity for industrial and manufacturing investors looking to establish a foothold in this dynamic and thriving area.

OFFERING SUMMARY

Sale Price:	N/A
Number of Units:	4
Lot Size:	1,473 SF
Building Size:	896 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,672	10,955	43,410
Total Population	5,878	22,805	91,253
Average HH Income	\$122,797	\$114,972	\$124,637

PHOTOS

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



PHOTOS

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



AERIAL PHOTOS

1328 S 20th St | Philadelphia

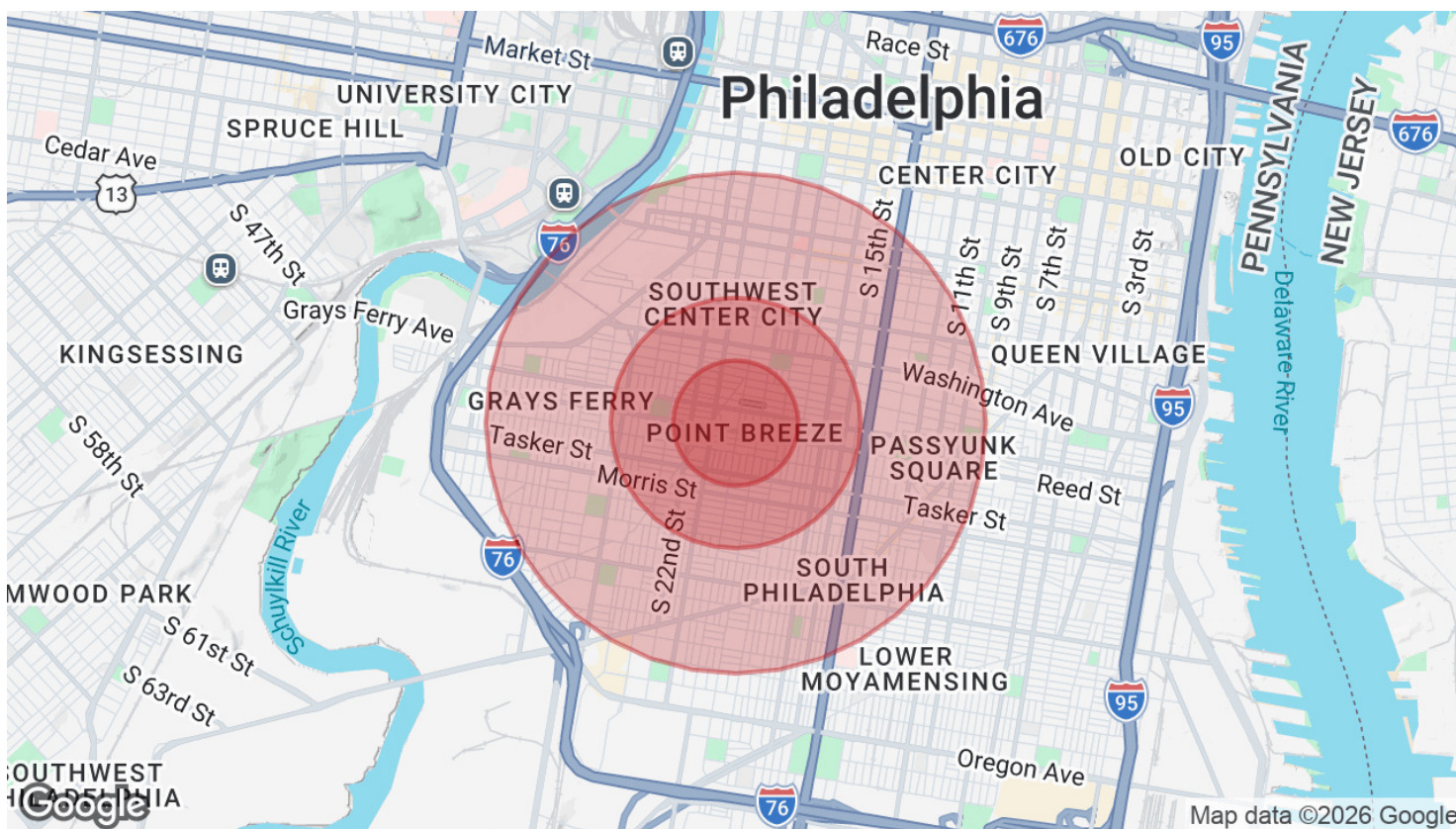
INDUSTRIAL PROPERTY FOR SALE



1328 S 20TH ST

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,878	22,805	91,253
Average Age	33.2	35.9	35.5
Average Age (Male)	32.6	35.3	34.9
Average Age (Female)	34.1	37.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,672	10,955	43,410
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$122,797	\$114,972	\$124,637
Average House Value	\$454,034	\$395,997	\$453,864

2023 American Community Survey (ACS)

RETAILER MAP

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



Google

Map data ©2026 Google

TEAM DEAL

1328 S 20th St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE

Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

Mike McCann

The Mike McCann Team & Keller Williams
M: 215.778.0901 | O: 215.607.6007
728 S Broad St 3rd floor, Philadelphia, PA 19146
E: mccann@mccannteam.com

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

CONFIDENTIALITY & DISCLAIMER

materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.